

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134689/FO/2022

Date registered valid: 26 August 2022

Proposal: Installation of replacement roof

Address: 48-50 Alexandra Road South, Manchester, M16 8JA

Ward(s): Whalley Range Ward

Applicant: Tony Mathews, FirstPort, 48-50 Alexandra Road South, Manchester, M16 8JA

Agent (if any): FirstPort, Tony Mathews, FirstPort, Marlborough House, Wigmore Place, Wigmore Lane, Luton, LU2 9EX

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 17.10.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 14.09.2022

Standard consultations:

Printed: 2 September 2022 Expired: 23 September 2022

Neighbour notifications

Printed: 2 September 2022 Expired: 23 September 2022

Site notice

Posted: 14 September 2022 Expired: 5 October 2022

Press advert

Published: 6 September 2022 Expired: 27 September 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: Not applicable

Description of area

The application property is located on a busy north south road which contains a number of large multi storey properties predominantly in residential use. Alexandra Park is located a short distance to the north and east.

The application property is a purpose built 4 storey building in use for 24 no. apartments constructed in the late 2000s, car parking is located to the rear accessed to the southern access road , footpath at the front provides a pedestrian route across the landscaped frontage affording direct access to the front of the building.

Whalley Range Conservation Area bounds the curtilage of the property to the north and west although the building itself is not within the CA.

Description of development

The proposals seek consent for the addition and replacement of the existing flat roof to the property which has been subject to storm damage earlier in 2022.

Planning History

082691/FO/2007/S1 - Erection of a four storey building to form 24 self-contained flats with associated car parking and landscaping

Consultations & Notification Responses

A site notice was posted, an advertisement placed in the Manchester Evening News and neighbour letters sent to adjoining properties. No responses were received.

Policy

The National Planning Policy Framework July 2021 (NPPF) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions. Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy EN3 *Heritage* – This policy indicates that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of issues, in this instance the most relevant are considered as follows:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Saved Unitary Development Plan policy DC18 relates to Conservation Areas. It indicates that the Council will give particularly careful consideration to development proposals within Conservation Areas and that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering amongst other things the relationship of new structures to neighbouring buildings and spaces.

Issues

Principle - The principle of replacing a damaged roof is considered acceptable save for consideration of the impact of the proposal on the visual amenity of the area and character of the Whalley Range Conservation Area.

Visual Amenity – The proposals would result in a marginal increase in the overall height of the building as a result of the proposed replacement roof. Given the set back of the building from the road frontage and the footpaths to the front of the site this increase in height would not be significant and is not considered to give rise to harm to visual amenity of the character of the area.

Impact on the Whalley Range Conservation Area – The boundary of the CA is located to the rear of the site and to its north. Given the marginal increase in the overall height of the flat roof element of the roof as part of the works together with it being set back from the road and the slope of the roof it is not considered that there would be impacts on the CA. There would be limited views of the roof from Demesne Road to the north and from Alexandra Road South. As such the proposals would have a neutral impact on the designated heritage asset of the Whalley Range Conservation Area.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights

posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The application has been determined in a positive and proactive manner. In this instance a decision has been issued within statutory timescales.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

'Proposed roof replacement Front and Side elevation ' ORB/2977 ref 02 ; 'Proposed roof replacement rear and side elevations' ORB/2977 ref 03; 'Proposed roof replacement Roof plan' ORB/2977 ref 001; 'Proposed roof replacement Roof section and details ' ORB/2977 ref 004 all as received by the City Council as local planning authority on the 15th August 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Whalley Range Conservation Area Group
Whalley Range Forum

Flat 6, 40 Demesne Road, Manchester, M16 8HJ
Flat 4, 40 Demesne Road, Manchester, M16 8HJ
Flat 1, 38 Demesne Road, Manchester, M16 8HJ
Crosby Homes North West Ltd, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 24, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 19, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 16, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 6, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 5, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 1, 40A Demesne Road, Manchester, M16 8HJ
Flat 7, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE
Flat 3, 44 Alexandra Road South, Manchester, M16 8JA
Flat 22, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 11, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 3, 26 Manley Road, Manchester, M16 8HN
Flat 2, 40 Demesne Road, Manchester, M16 8HJ
Flat 12, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE
Flat 4, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE
Flat 4, 46 Alexandra Road South, Manchester, M16 8JA
Flat 4, 38 Demesne Road, Manchester, M16 8HJ
Flat 21, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 16, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 10, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 17, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 14, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 12, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 11, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 9, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 7, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 4, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 15, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 8, 40 Demesne Road, Manchester, M16 8HJ
Flat 7, 40 Demesne Road, Manchester, M16 8HJ
Flat 8, 38 Demesne Road, Manchester, M16 8HJ
Flat 5, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 15, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 2, 40A Demesne Road, Manchester, M16 8HJ
Flat 6, 40A Demesne Road, Manchester, M16 8HJ
Flat 7, 38 Demesne Road, Manchester, M16 8HJ
Flat 3, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE
Flat 2, 46 Alexandra Road South, Manchester, M16 8JA
Flat 17, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 14, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 3, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 18, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 13, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 10, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 1, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 18, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE

Flat 13, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 6, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 8, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE
Flat 6, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE
Flat 1, 46 Alexandra Road South, Manchester, M16 8JA
Flat 22, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 5, 40A Demesne Road, Manchester, M16 8HJ
Flat 3, 40A Demesne Road, Manchester, M16 8HJ
Flat 2, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE
Flat 1, 44 Alexandra Road South, Manchester, M16 8JA
Flat 2, 38 Demesne Road, Manchester, M16 8HJ
Flat 4, 40A Demesne Road, Manchester, M16 8HJ
Flat 1, 40 Demesne Road, Manchester, M16 8HJ
The Coach House, 1 Alexandra Road South, Manchester, M16 8GE
Flat 23, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 3, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 2, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 21, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 20, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 8, 48 - 50 Alexandra Road South, Manchester, M16 8JA
Flat 5, 38 Demesne Road, Manchester, M16 8HJ
Flat 20, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 1, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 5, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE
Flat 8, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 4, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 5, 46 Alexandra Road South, Manchester, M16 8JA
Flat 10, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE
Flat 9, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE
Flat 3, 46 Alexandra Road South, Manchester, M16 8JA
Flat 7, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 4, 44 Alexandra Road South, Manchester, M16 8JA
Flat 12, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 9, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 1, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE
Flat 6, 44 Alexandra Road South, Manchester, M16 8JA
Flat 6, 38 Demesne Road, Manchester, M16 8HJ
Flat 2, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE
Flat 2, 26 Manley Road, Manchester, M16 8HN
Flat 1, 26 Manley Road, Manchester, M16 8HN
Flat 11, Ash Court, 52 - 54 Alexandra Road South, Manchester, M16 8QE
Flat 6, 46 Alexandra Road South, Manchester, M16 8JA
Flat 5, 44 Alexandra Road South, Manchester, M16 8JA
Flat 2, 44 Alexandra Road South, Manchester, M16 8JA
Flat 3, 38 Demesne Road, Manchester, M16 8HJ
Flat 19, Parkside Court, 3 Alexandra Road South, Manchester, M16 8GE

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Whalley Range Conservation Area 1992

Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA